

**2707 Dollard Avenue
LaSalle, Quebec**

TRAFFIC COUNTS AND DEMOGRAPHICS

Traffic Counts



Source: Ministry of Transport Quebec – 2004 & the Borough Of LaSalle - 2005

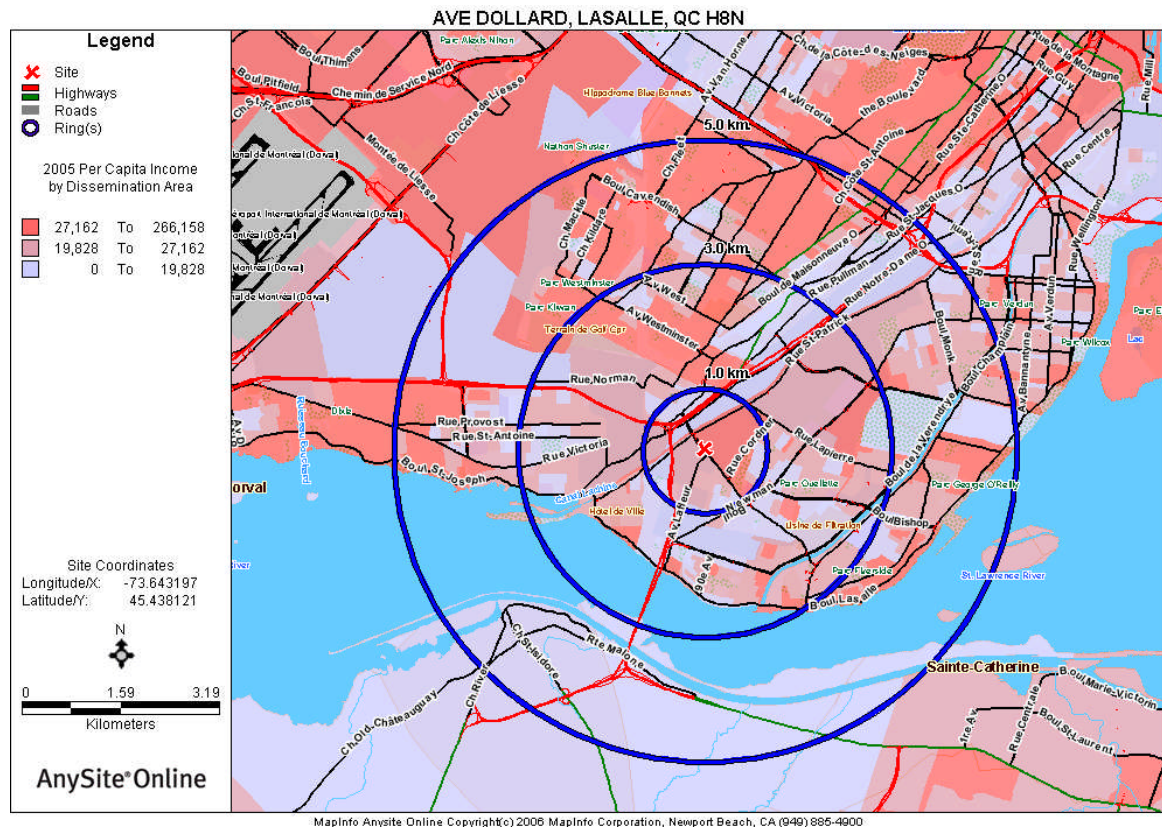
Based on data provided by the Ministry of Transport Quebec and the Borough of LaSalle, approximately 15,000 + cars a day pass in front of the building.

Demographics

	2 Mile Radius	3 Mile Radius
2005 Average Household Income	\$50,365	\$55,580
% 2005 Household Income < \$20,000	24.57%	24.43%
% 2005 Household Income \$20,000 - \$40,000	28.09%	26.67%
% 2005 Household Income \$40,000 - \$60,000	20.13%	18.49%
% 2005 Household Income \$60,000 - \$80,000	11.51%	11.42%
% 2005 Household Income \$80,000 - \$100,000	7.13%	7.71%
% 2005 Household Income \$100,000 +	8.57%	11.28%

The current average household income is between \$50,000 to \$55,580 in the primary market area within a 3-mile radius. The majority of the households make up three groups who are dominant users of self storage. These groups are higher middle income(\$80,000 – \$100,000) per year, middle middle income (\$40,000-\$80,000) per year and lower middle income (\$20,000-40,000) per year. Over 76% of the households fall in the income categories that make up the dominant users of self-storage in the 3-5 km study area.

According to projections made by MapInfo Anysite Online, which supplies demographic projections based on data compiled from Statistics Canada, the average household income levels adjacent to the property are projected to be in the middle/middle income to higher/middle income groups.



The population growth in the 3-5 km ring radius is projected to grow 2.2 to 2.5% in the next two to three years. Households are projected to grow by 3.8-4% in the next 2-3 years and 4% in the next 5 years spurred on by condo development projects.

Population Growth		2 Mile Radius		3 Mile Radius
2005 Population		101,175		254,886
2008 Population		103,405		260,967
2010 Population		104,884		265,010
2015 Population		108,009		272,869

The population in the subject property's primary market in a 3 km area radius is 254,886. The subject property will provide approximately 106,000 square feet of storage space. With only three other facilities within a 3 Mile radius of approximately 180,000 SF of storage space that's 1.12 SF per capita of storage space, well below the industry's market saturation level of 2.5 SF per capita in Canada and 4.94 SF per capita in the US.

	2 Mile Radius	3 Mile Radius
% Owned Occupied Private Dwellings	36.5%	36.6%
% Rented Occupied Private Dwellings	63.5%	63.6%

Greater portions of self-storage users are clients who rent dwellings. According to the above demographic data, the subject property is located in a primary area where the percentage of rented dwellings is higher than owner occupied dwellings.